

June 15, 2005 DRB MINUTES CORRECT VERSION

Chairman Pat Ilderton called the meeting to order at 6:00 PM.

Members attending: Pat Ilderton, Betty Harmon, Steve Herlong, Michael Daly and Duke Wright. Kat Kenyon, Kent Prause and Randy Robinson also attended.

Pat Ilderton called for a motion to approve minutes of the 18 May 2005 meeting.

Duke Wright said there was an error in the minutes. He said that an entry on page nine stated that the Certificate of Appropriateness approved for Haskins/Rhodes Development to alter the historic structure at 1914 Middle Street also granted the owner to construct a structure on the property. The owner did not request approval to construct another structure. Duke Wright said the minutes would be corrected accordingly.

Duke Wright moved to amend the minutes. Betty Harmon seconded. The vote was unanimous to amend.

Betty Harmon then made a motion to approve the amended minutes.

Steve Herlong seconded the motion. The vote was unanimous.

Pat Ilderton then called for the first application.

Musser Residence at 2308 Jasper Blvd.
Addition of a Swimming Pool to a Historic Residence

Prior to the applicant's presentation Kent Prause advised the DRB to make their decision to approve a Certificate of Appropriateness based on findings related to criteria in Article XI, Section 21-97 of the zoning code.

A representative from San Juan Pools presented the plan to construct a pool in the rear yard not visible from the front of the house.

Pat Ilderton asked for public comment. There was none.

Steve Herlong moved that the application be approved. Betty Harmon seconded the motion.

Pat Ilderton called for a vote. It was unanimous in favor.

Pat Ilderton called for the next application.

Masters Residence at 2708 Atlantic Ave.
Construction of an Accessory Structure

Steve Herlong recused himself during this review.

Kent Prause stated that documentation had been received for the proposed structure and all zoning requirements were satisfied and that findings were not applicable since the request was for neighborhood compatibility.

Jim Henshaw from Herlong and Associates made the presentation.
Pat Ilderton asked for public comments. There were none.
Duke Wright moved to approve the request. Betty Harmon seconded.
Pat Ilderton called for a vote. It was unanimous in favor with Steve Herlong abstaining.

Pat Ilderton called for the next application.

Rudd Residence
1617 Middle Street
Construction of a Fence on Historical Property

Kent Prause stated that documentation for the proposed project had been received and that all zoning requirements had been satisfied.
Viki Rudd made the presentation. She said the primary reason for the picket fence was privacy.
Pat Ilderton asked for public comments. There were none.
Duke Wright asked if a variance regarding height was required. Kent Prause stated that this since the request was under the old ordinance and no variance was necessary.
Betty Harmon moved to approve the application. Duke Wright seconded.
Pat Ilderton called for a vote. It was unanimous in favor.

Pat Ilderton called for the next application.

West Residence
1714 Middle Street
Construction of Roofs over Two Existing Porches

Kent Prause stated that this was the second application for this work. The initial application was submitted at the May 2005 meeting. At that time the DRB requested more detailed architectural drawings.
Gene West presented the detailed drawings which were very professional and met requirements for an addition to a historic structure.
Pat Ilderton asked for public comments. There were none.
Duke Wright moved to approve the application. Michael Daly seconded.
Pat Ilderton called for a vote. It was unanimous in favor.

Pat Ilderton called for the next application.

Blanchard Residence
2602 Jasper Blvd.
Removal of a Structure from Historical Property

Kent Prause stated that the application was for removal of a shed mentioned as a contributing structure on the historic survey documentation.

Carl Berry presented the application and said that there were three applications for various kinds of work on the historic property and that they should be considered in context since the outcome of one proposal affected the others.

Kent Prause said that there were indeed three separate applications pending to move the historic structure from 2830 Jasper Blvd. (Biascoechea property) to three distinct locations on the island and that each application should receive a fair and impartial hearing.

Duke Wright asked if the DRB could consider removal of the shed first as a separate action before considering relocation of the historic structure to this particular site.

Kent Prause said that was a board decision. Obviously if the board denied the request to remove the shed the historic house could not be moved to the property.

Duke Wright asked if the Biascoecheas had requested that the historic structure be moved.

Steve Herlong thought the DRB had approved a C of A to move the structure as long as it remained on Sullivan's Island.

Kent Prause said that because of the unique circumstances surrounding the Biascoecheas situation a C of A had been approved to move the historic structure from the property.

Carl Berry said that the Blanchards would like to move the structure to their property at 2602 Jasper Blvd. and include it as an addition to their existing historic house. In order to do this the shed in question would have to be removed. When combined, the two houses total 3276 SF which is 184 SF over the limitation for the lot size.

Tim Reese from the audience asked to be recognized. He said that he was representing the owner of the lot behind Sullivan's Restaurant who wanted to move the structure from 2830 Jasper to his property. He also stated that by combining the two historic structures the island would in effect lose one historic property.

Pat Ilderton called for further public comments. There were none.

Michael Daly asked if the shed could be moved to another location on the property and still add the other historic house or construct a new addition.

Kent Prause said that the owner would have to go to the BZA for a variance regarding lot coverage.

Steve Herlong asked if the DRB could allow some adjustment.

Kent Prause said that the DRB could authorize up to a 25% increase impervious coverage with conditions stated in Article III, Section 21-26, of the zoning ordinance.

Pat Ilderton said the two historic houses appear to fit well together on the property.

Betty Harmon said that it would enhance the property and have a good appearance.

Steve Herlong reminded the board that the application under consideration was for removal of the shed.

Kent Prause stated again that the lot could not accommodate the shed and the house from 2830 Jasper.

All board members acknowledged that the shed was in very poor condition and the provisions of criteria for removal or demolition in Article XI, Section 21-98 were satisfied.

Steve Herlong moved that the DRB grant a C of A to demolish or remove the shed at 2602 Jasper Blvd. Michael Daly seconded.

Pat Ilderton called for a vote. It was unanimous in favor. Betty Harmon commented that the owner might want to see if the shed could be moved off the property.

Betty Harmon moved to approve the plan presented to join the two historic structures depending on the outcome of the three requests for relocation of the house from 2830 Jasper Blvd. Duke Wright seconded.

Pat Ilderton asked if they needed to come back to the DRB with more detailed final plans. Kent Prause said that if the DRB was comfortable with the plans presented the application could be approved.

Pat Ilderton asked if that could be left to Kent and Randy to decide. Kent said no.

Carl Berry said that the owner would like to move the house and live in it immediately.

Steve Herlong moved to approve a C of A to relocate the historic house from 2830 Jasper to 2602 Jasper Blvd. as shown on the site plan, place the house on a foundation, and return to the DRB with more detailed drawings of the final design.

Betty Harmon seconded.

Pat Ilderton called for a vote. It was unanimous in favor.

Pat Ilderton called for the next application.

Jerald Scheer
425 A/B Station 22
Alteration to a Historic Structure

Steve Herlong recused himself during this review.

Kent Prause said that documentation for a C of A to relocate and reduce the size of the historic structure on the property and allow it to be modified for use as an accessory structure had been received and reviewed. The plans showed the location of a proposed new structure on the property along with a scheme to move and convert the existing historic structure to a rear loading garage without affecting the front elevation along Station 22.

Bill Barr distributed photos and Anita King from Steve Herlong and Associates, presented drawings of the proposed alterations along with a site plan and elevations of the proposed new house. The structure would be reduced to 600 SF and be sited ten feet off the property line. The old ordinance allows 675 SF for an accessory structure.

Betty Harmon asked if the structure would have to be elevated. Bill Barr said no because it would not be inhabited.

Betty also asked if the proposed alteration would diminish the historical integrity of the house. Anita King said no, it would look the same from the street.

Kent further stated that the owner had to decide whether to request approval for the new house along with the accessory structure under the old ordinance or new ordinance, but not both. The cutoff date is 15 July 2005 for submission under the old ordinance.

Randy Robinson said that the next DRB meeting was scheduled for 13 July 2005.

Pat Ilderton asked if the DRB had to approve design of the new house. Bill Barr said that under the old ordinance the DRB had no jurisdiction over the proposed new house but under the new ordinance the board would have to approve the design.

Pat Ilderton asked for public comments. There were none.

Duke Wright moved that the DRB approve a C of A to relocate and alter the historic house on the property as shown on the drawings and designate it as an accessory structure. Michael Daly seconded and said that he hoped the design for the new house on the property would come before the DRB.

Betty Harmon commented that the new house as shown on the drawings appeared too large for the neighborhood.

Pat Ilderton called for a vote. The vote was unanimous in favor with Steve Herlong abstaining.

Pat Ilderton called for the next application.

Haskins/Rhodes Development
1914 Middle Street
Demolition of a Historical Structure

Kent Prause reminded the DRB that at the May 2005 meeting a C of A was approved on the condition that no work commence until the owner returned with drawings detailing exactly what portion of the historic structure was to be demolished and how the structure would appear after renovation of the remaining structure.

Bill Barr presented sketches and a circa 1908 photograph of the original structure.

Pat Ilderton asked for public comments. There were none.

Steve Herlong said that the plans looked good to him and asked if there were issues regarding total square footage of the historic property and the proposed new structure. Bill Barr said the DRB had jurisdiction over the new construction on the property but the owner would have to go to the BZA for approval of the historic building as an accessory structure. The owner has a contract to purchase the property contingent on necessary approvals.

Kent Prause said that there was a discrepancy regarding areas to be demolished based on the C of A approved at the May 2005 meeting and the plans submitted at this meeting. Michael Daly moved that the C of A be amended to correct the discrepancy and the request be approved contingent that rehabilitation of the remaining portion of the historic structure proceed in accordance with the Secretary of Interior standard for Rehabilitation of Historic Structures. Betty Harmon seconded.

Pat Ilderton called for a vote. It was unanimous in favor.

Pat Ilderton called for the next application.

Tim Cook
2708 Goldbug Avenue
Relocation of a Historic Structure

Kent Prause stated that the application had been received for a C of A to move the structure to one of two other locations in the immediate neighborhood or relocate it on the property at 2708 Goldbug Ave. He said that no site plans for any of the three options had been received and that the DRB could not approve the request without specific plans.

Pat Ilderton asked for public comments. There were none.

Tim Cook said that the original plan was to construct a new house on the property and demolish the historic structure. If a new house were constructed with the historic structure in its current location it would not be visible from the street so it should be relocated. There were three options as stated in the submission.

Relocation of the historic house from the Biascoechea property was mentioned as a precedent for moving historic houses.

Kent Prause said that was a different situation

Michael Daly said that we should not simply allow historic houses to be moved without very good reasons and that the house on the Biascoechea property was a complicated situation.

Betty Harmon and Pat Ilderton agreed that if the house were moved it would lose its integrity and that the issue be further examined.

Tim Cook said that they could not add on to the house in its current location

Betty Harmon moved that the request be denied because it was incomplete.

Pat Ilderton called for a vote. The vote was unanimous to deny the request at this time.

Pat Ilderton called for the next application.

Robert Graves
1514 Middle Street
Addition to a Historic Structure

Kent Prause stated that Robert Graves had received a C of A on 3/16/05 to begin alterations to the property and was returning to the DRB for approval for a kitchen addition and the tower than had been previously approved provided the height be reduced to a maximum of 38 feet. He further stated that under the new ordinance a deed restriction would be required for the property.

David Boatright presented the drawings and requested approval for a ground level screened porch and the tower at 38 feet.

Pat Ilderton asked for public comments. There were none.
Duke Wright stated that the proposed work met findings for alterations in a historic district and moved that the plans be approved as submitted. Betty Harmon seconded. Pat Ilderton called for a vote. The vote was unanimous in favor.

Pat Ilderton called for the next application.

Boyd Residence
2407 Atlantic Avenue
Review of Planned Renovation for Neighborhood Compatibility

Kent Prause stated that the proposed work was not in a historic district. The application contained all required information to grant approve a C of A and that with removal of the asphalt driveway principal building lot coverage would not exceed 15% of lot coverage. Randy Robinson stated that proposed work meets requirements of Section 21-111 of the zoning ordinance regarding neighborhood compatibility. Steve Herlong moved to approve the C of A with an increase of the principal building coverage from 15% to 17.85%. Michael Daly seconded. Pat Ilderton called for a vote. The vote was unanimous in favor.

Pat Ilderton called for the next application.

Vince Graham
1401 Middle Street
Addition to a Historic Structure

Kent Prause stated that he had received all required information with the request for a C of A to demolish an existing circa 1980 wood structure and replace it with a new masonry structure (addition) to the historic landmark church building that was constructed in 1891. Variance applications have been submitted to the BZA for setback and lot coverage adjustments because of a sewer line right of way through the property.

Pat Ilderton asked for public comments. There were none.

Michael Daly moved that the proposed work be approved as submitted. Betty Harmon seconded. Randy Robinson asked about the footprint of the third floor on proposed addition. Vince Graham said there was 400 square feet with a double height ceiling on the third floor. Pat Ilderton called for a vote. The vote was unanimous in favor.

The next application for a fence at 2630 Middle Street had been withdrawn.

Pat Ilderton called for the next application.

Greg Neyle
2630 Middle Street
Addition to a Historic Structure

Kent Prause stated that he had received all required information to approve a C of A for placement of a historic structure (relocated house from 2830 Jasper Blvd.) on the property adjacent to the existing historic structure (Oleander Cottage).

A site plan and proposed elevations were presented that showed how the combined houses would appear.

Pat Ilderton asked for public comments. There were none.

Steve Herlong asked if the two houses would be connected with a heated link and Michael Daly asked if the square footage of the two houses would remain the same. Steve asked if the owner had considered not joining the houses and site the relocated one facing Jasper Blvd. He thought they would look better if kept apart.

Greg Neyle said that he would prefer the houses to be separate but was under the impression they had to be joined.

Duke Wright asked Kent if the DRB could grant a variance to permit the two houses to be located separately on the property.

Discussion took place regarding the square footage of each house and whether or not the combined square footage would be such that both could be sited on the property as separate houses. The sense of the DRB was to have the owner figure out a way to preserve the integrity of both historic houses, site them separately on the property, and come back to the DRB with a new application along with professional plans.

Pat Ilderton asked for a vote. The vote was unanimous to deny the current application.

Pat Ilderton called for the next application. The application to relocate the historic house at 2830 Jasper Blvd. to the lot behind Sullivan's Restaurant was withdrawn.

Pat Ilderton called for the next application.

Jack Burton
920 Middle Street
Addition to a Historic Structure

Kent Prause stated that he had received documentation to consider the request for a C of A but that more information was required.

Jack Burton said that he was aware that all details were not included and was only seeking conceptual DRB approval so he move forward with the contract to purchase the property and then obtain more detailed designs. One of the conditions of the purchase was receipt of a C of A from the DRB.

He said he wanted to maintain the historical integrity of the principal structure and knew that lot coverage and height of the addition as currently proposed exceeded the limit but was working on ways to reduce them.

Pat Ilderton asked for public comments. There were none.

A discussion took place regarding height, flood zone, and setback restrictions.

Kent Prause stated that the DRB could grant some relief regarding height and setback limitations but that most likely BZA variances would be required.

Several board members and Kent Prause stated that there are numerous zoning and related variance issues related to this application.

Pat Ilderton asked that in cases where zoning ordinances were not met if the DRB could grant conceptual approval with the provision that the applicant has to go to the BZA for final approval.

Kent Prause stated that if the DRB finds that the application is inconsistent with one or more zoning ordinance standards which it does not have the power to modify or that the application does not meet the requirements of neighborhood compatibility described in Section 21-111, the board shall deny the application accompanied by suggested changes that might be made to the application and/or variances that might be sought that would make the application more appropriate and consistent with the spirit of the zoning ordinance.

Duke Wright motioned to approve the C of A subject to BZA variances and resubmission to the DRB with more detailed design drawings. Michael Daly seconded.

Pat Ilderton asked for a vote. The vote was unanimous in favor.

Pat Ilderton called for the next application.

Smith Residence
950 Middle Street
Addition to a Historic Structure

Kent Prause stated that he had received all required information with the request for a C of A.

Melida Ehlen from Beau Clowney Design presented design drawings. She said the addition on the rear of the house is only 300 SF. Twin second floor dormer windows will be added to the front and a single dormer window added on the rear.

Pat Ilderton asked for public comments. There were none.

Randy Robinson said that there were no specifications for the windows or siding or a statement that the proposed work meets FEMA standards.

Melida Ehlen said the plan was to match existing roof and siding material, retain the look and feel of existing windows and not alter the first floor elevation.

Steve Herlong moved that the C of A be approved contingent on work being accomplished in accordance with Secretary of the Interior standards for rehabilitation.

Betty Harmon seconded.

Pat Ilderton asked for a vote. The vote was unanimous in favor.

Pat Ilderton called for the next application.

Town of Sullivan's Island
1604 Thompson Avenue
Alterations to a Historic Structure

Kent Prause stated that all required documentation had been received with the application for a C of A.

Chris McDaniel from the Sullivan's Island Fire Department made the presentation. The city was proposing to use the north end of the building for storage and required the addition to two cargo doors for proper access.

Pat Ilderton asked for public comments. There were none.

Steve Herlong moved that the application be approved with the condition that work meet Secretary of the Interior standards for rehabilitation. Betty Harmon seconded.

Pat Ilderton asked for a vote. The vote was unanimous in favor.

Pat Ilderton called for the next application. The application to apply Hardi-Plank siding on the Walsh residence at 2530 Iron Street was withdrawn.

Pat Ilderton adjourned the meeting without objection.